

ASTIN FARMS







ASTIN FARMS

2,156± ACRES • ROBERTSON COUNTY, TEXAS

Water abounds on this 2,156± acre farm located just Northwest of Bryan College Station, Texas. Nearly a mile of the Brazos River flanks the western boundary while the eastern boundary is 9/10's a mile of the Little Brazos River. The farm is allocated 297 acre-feet of water annually to be pumped from the Brazos River. Additionally, 7 permitted water wells, pumping from the Brazos Alluvium Aquifer, allow for 4,018 acre-feet of annual production. The renowned Carrizo-Wilcox Aquifer has been an untapped asset lying beneath the farm with unlimited income potential. Historically, the farm has been utilized primarily for various irrigated and dry land row crops with a portion of the property used for livestock grazing. Improvements include an equipment barn, hay barns, cattle barn, a 24,000 bushel grain bin and 6 additional small grain bins.





TexasLandMan.com • 28615 Interstate 10 W • Boerne, TX 78006 • 830-755-5205 • F: 830-755-5488